RESOLUTION 6471

RESOLUTION OF THE SOUTH PASADENA CITY COUNCIL APPROVING THE DESIGNATION OF PROPERTIES ON THE 1500 BLOCK OF RAMONA AVENUE AND 1222 OAK STREET AS A LOCAL CULTURAL HERITAGE HISTORIC DISTRICT

WHEREAS, Section 2.73a-14 of the South Pasadena Municipal Code, Ordinance 2004, commonly known as the Cultural Heritage Ordinance ("Ordinance") authorizes the Cultural Heritage Commission ("Commission") to recommend to the City Council the designation of appropriate sites as historic districts; and

WHEREAS, the Commission duly received a nomination form pursuant to designation of a district including all parcels on both sides of Ramona Avenue between Rollin and Oak Streets (inclusive of the following addresses: 1501, 1505, 1509, 1511, 1519, 1521, 1522, 1524, 1525, 1528, 1529, 1531, 1532, 1534, 1535, 1537, 1541 and 1545 Ramona Avenue) plus 1222 Oak Street and properties owned by Holy Family Catholic Church; and

WHEREAS, the Commission has complied with the pertinent and applicable provisions of Subsection (A)(3) ["Designation Procedure"] of the Ordinance; and

WHEREAS, the area qualifies as a district under the following applicable Designation Criteria codified under Section 2.73A-14, A2 of the Ordinance;

(a) *Its character interest or value as a part of the heritage of the community.* The district is a prime example of a Southern California neighborhood of California bungalows from the early part of the twentieth century. The majority of houses were built between 1907 and 1915, the height of the period of California Craftsman Architecture. That architectural movement presented an innovation in American architecture, establishing both a new style, with its creative use of wood, and new housing type, the bungalow.

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(b) *Its identification with people and groups who significantly contributed to the culture and development of the City, State of California or the U.S.* Several of the homes were built for the United Lodge of Theosophists. Leaders of the group included Robert Crosbie (1537 Ramona Avenue), LA Times writer; John Garrigues (1534 Ramona Avenue), Treasurer of Sun Oil; advertising executive H. Wescott Clough and his wife, Grace (1532 Ramona Avenue); and William R. Law (1541 Ramona Avenue), an attorney.

(c) *Its exemplification of a particular architectural style of an era of history of the City* [See information above, under (a)].

(d) *Its identification as the work of a person whose work influenced the heritage of the City, the State of California or the U.S.* Twelve residences in district were early and significant work of G. Lawrence. Stimson. Although never a certified architect, Stimson is noted for his excellent design sense and technical innovation (including electrically controlled central heating). Buildings he designed that have been determined National Register eligible include the Wrigley mansion on Orange Grove and ten houses on Oaklawn in South Pasadena. In this prospect district, Stimson built all Ramona Avenue houses south of number 1524.

(e) *Its embodiment of elements of outstanding attention to architectural design, engineering, detail, materials or craftsmanship. See above statement under Section (d).*

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(f) *Its significance as a neighborhood or area whose components may lack individual distinction.* This block of Ramona Avenue represents a significant and distinguishable entity in the context of the area and of the City of South Pasadena. Its human scale, attractive historic streetscape, and overall integrity reflects a well-kept neighborhood that has "aged in place" virtually unchanged for over fifty years.

(g) *More than 50% plus one of all affected owners of parcels within the proposed district have consented in writing to the designation.*

WHEREAS, no opposition has been forthcoming regarding any properties; and

WHEREAS, no testimony, evidence or documentation refuting historic significance (based on Cultural Heritage Ordinance criteria) has been introduced at any point in the Commission review process regarding any structure in the proposed district; and

WHEREAS, the Commission unanimously voted to recommend designation based on the application materials, on-site inspections, public testimony, and based on documentation submitted by the applicants, by Commission members and by an architectural historian hired to research the proposed district; and

WHEREAS, a Memorandum of Understanding (MOU) has been executed by the Holy Family Catholic Church and the Ramona Avenue Neighbors regarding the proposed Ramona Avenue Historic District. Within the MOU, is the understanding that the Church would not oppose the District creation as long as the Church-owned properties were excluded from the original Cultural Heritage Commission recommendation.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of South Pasadena determines as follows:

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SECTION I. No testimony, evidence or documentation refuting historic significance (based on Cultural Heritage Ordinance criteria) has been introduced at any point in the City Council's review process regarding any structure in the proposed district.

SECTION II. The City Council makes the above findings to support the designation based on the application materials, on-site inspections, public testimony, and based on documentation submitted by the applicants, by Commission members and by an architectural historian hired to research the proposed district, as part of the environmental analysis for the Vision Project.

SECTION III. The City Council hereby approves of the above-described properties as the Ramona Avenue Historic District, as shown on Exhibit "A" attached.

PASSED, APPROVED and **ADOPTED** this 15th day of May, 1997.

PAUL W. S. ZEE, MAYOR

ATTEST:

JEANNINE A. GREGORY,
CITY CLERK

I HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of the City of South Pasadena at a special meeting held on 15th day of May, 1997.

AYES: Saeta, Knapp, Cohen, Emory and Mayor Zee
NOES: None
ABSENT: None

JEANNINE A. GREGORY,
CITY CLERK
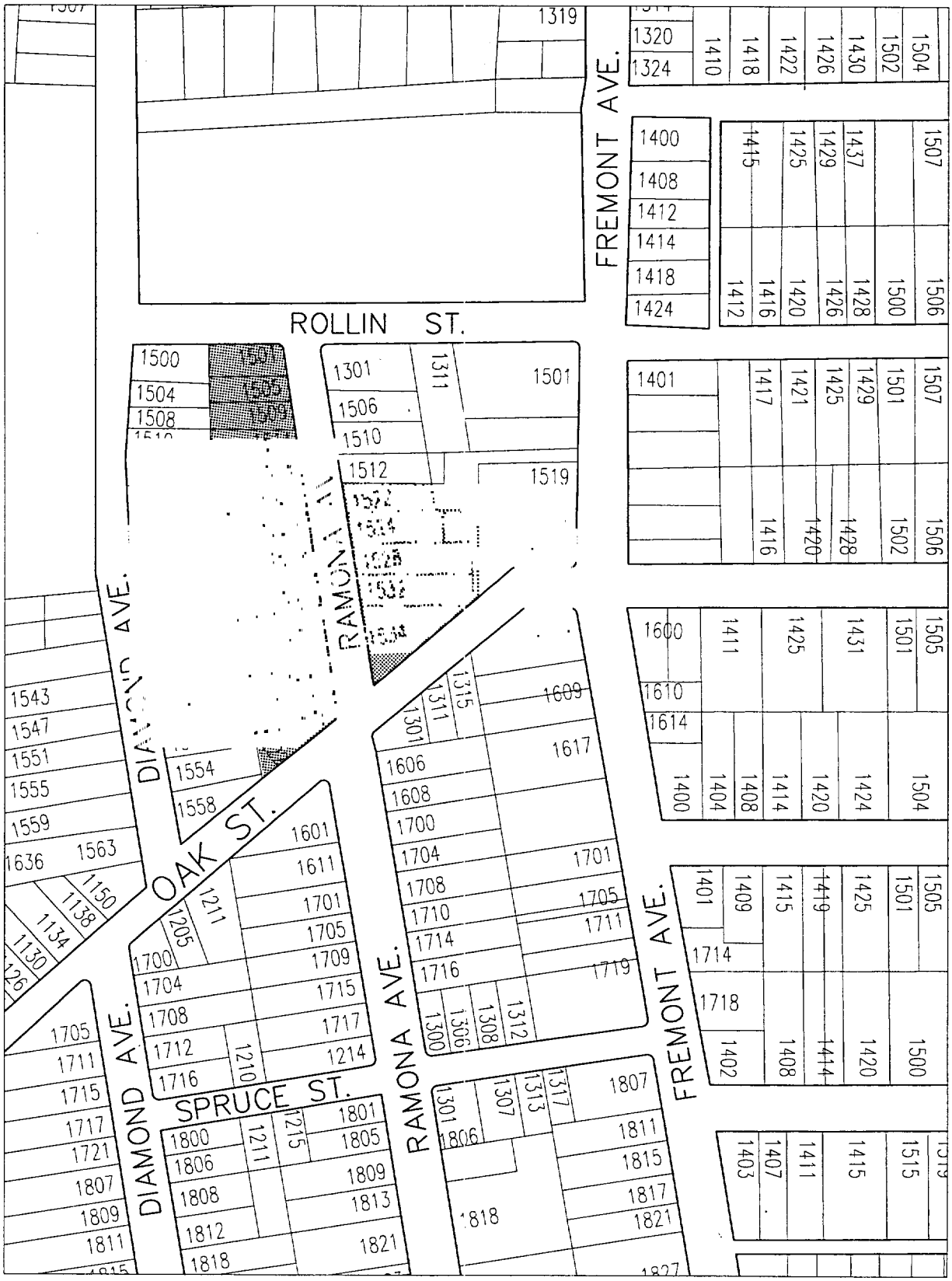
Exhibit A
Ramona Avenue Historic District